

**Town Council Minutes
Morehead City, North Carolina**

Tuesday, May 8 2018

The Honorable Council of the Town of Morehead City met in Regular Session on Tuesday, May 8, 2018, in the Municipal Chambers located at 202 South 8th Street, Morehead City, North Carolina. Those in attendance were:

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers George W. Ballou, Keri V. McCann, William F. Taylor, Harvey N. Walker, Jr. and Diane C. Warrender.

STAFF PRESENT: City Manager Ryan Eggleston; City Attorneys Derek Taylor and Mike Thomas; Senior Planner Sandi Watkins; Finance Director Jewel Lasater; Public Services Director Daniel Williams; Human Resources Director Susan Nixon; IT Manager Jon Snyder; Police Chief Bernette Morris; Deputy Police Chief Bryan Nixon; Fire Chief Jamie Fulk; Deputy Fire/EMS Chief Jack Manley; Assistant Fire Chief/Fire Marshal Dykeman Bailly; Assistant Fire Marshal Bobby Stephens; Fire/EMS Lieutenant Billy Beck; Firefighter/EMT Paramedic John Mancini; Firefighter/EMT Mark Rignola; Medics Thomas Pace and Clayton Webster; Fire Administration Assistant Susan Davis; and City Clerk Cathy Campbell.

OTHERS: Elise Clouser of The Carteret News Times; Carolyn Dennis, Terry and Carole Wadsley, David Williams; Lisa Rueh and Lee Hinson of Downtown Morehead City (DMC) Inc.; Bill Schwegler of Waller Todd & Sadler Architects; Wylie Cooke of W.R. Cooke Design, LLC; Rev. Dr. John B. Pollock of St. Andrews Episcopal Church; Sally Lumpkin, Jeff McCann, Allen Pettit, John Pollock, Anthony Sagorski, and Michael Thomas.

Mayor Jones called the regular meeting of the Morehead City Town Council to order at 5:30 p.m., on Tuesday, May 8, 2018 in the Municipal Building Council Chambers with a quorum present. Councilman Ballou gave the invocation and Mayor Jones led all in the Pledge of Allegiance.

RECOGNITIONS/PRESENTATIONS

Presentation of Resolution 2018-R-39 in Honor of Carolyn Dennis Upon Her Retirement.

Mayor Jones presented Resolution 2018-R-39 to Carolyn Dennis in recognition of her retirement from the Town of Morehead City. She began her career with the Town in 2007 as a Library Assistant, transferred to the Finance Department in 2009 as an Accounting Technician 1, and advanced to Payroll Specialist in 2006, a position she held until her retirement.

Mayor Jones stated that Ms. Dennis had great passion for the people she works with and the people she works for, and has always been an active participant in the community. Ms. Dennis accepted saying her time with the Town was a lot of fun.

Presentation of Resolution 2018-R-40 in Honor of Lieutenant Terry Wadsley Upon His Retirement.

Mayor Jones presented Resolution 2018-R-40 to Lieutenant Terry Wadsley in recognition of his retirement from the Town of Morehead City. Mr. Wadsley has given more than twenty-seven (27) years of faithful service to the Town in one of the most hazardous occupations in the United States. His bravery and dedication is to be commended.

Mayor Jones shared that Terry began his career with the Town in 1990 when Morehead City Rescue Squad merged with the Morehead City Fire Department and has grown with the department. He obtained his North Carolina State Firefighter Certification in 2000 and his Paramedic Certification in 2001. Mr. Wadsley was promoted to lieutenant in 2007, and held that position until his retirement.

Fire Chief Jamie Fulk presented Mr. Wadsley with his service helmet and badge stating that Mr. Wadsley never complained about increased training and certification demands, or the many sleepless nights spent serving the citizens of Morehead City.

Mr. Wadsley said it has been an honor to serve.

Presentation of Resolution 2018-R-41 in Honor of David Williams Upon His Retirement.

Mayor Jones presented Resolution 2018-R-41 to David Williams in recognition of his retirement from the Town of Morehead City. Mr. Williams began his career with the Town on September 11, 2008 as a maintenance Work 1 in the Streets Department and was promoted to the position of Crew Leader on November 5, 2009.

Mr. Williams managed the Town's mosquito spraying program for four years and was instrumental in laying the blocks at the Big Rock Stadium and building the new cemetery plots at Bayview Cemetery East.

Mayor Jones said, to meet Mr. Williams is to meet a friend. The community is within the heart and it was obvious in everything that Mr. Williams did, that he served with the community in mind.

CONSENT AGENDA

Before addressing the consent agenda, Mayor Jones introduced the new city manager, Ryan Eggleston.

Mayor Jones reviewed the Consent Agenda as presented to the Town Council for review and approval. Councilmember Ballou made a motion to accept the consent agenda as presented. Councilmember Taylor seconded and the motion carried unanimously. (5-0)

Included within the Consent Agenda were the following approvals:

- A. Approve the Minutes of the April 10, 2018 Regular Town Council Meeting.
- B. Approve the Minutes of the April 24, 2018 Special Town Council Meeting.
- C. Accept the Finance Director and Tax Collector Reports for April 2018; and Approve the Requests for Release of Overpayment of Ad Valorem Taxes for April 2018 in the amount of \$1,852.33.
- D. Set Public Hearing for Tuesday, June 12, 2018 at 5:30 p.m. in the Municipal Building Auditorium, 202 S. 8th Street, 2nd Floor to Receive Comments on FY2018/2019 Proposed Budget. *The proposed budget is available on the City's website.*
- E. Adopt Resolution 2018-R-39 in Honor of Carolyn Dennis Upon Her Retirement.
- F. Adopt Resolution 2018-R-40 in Honor of Terry Wadsley Upon His Retirement.
- G. Adopt Resolution 2018-R-41 in Honor of David Williams Upon His Retirement.
- H. Approve the Name, "Calico Jack McCann Tennis Center," for the Shevans Park Tennis Courts.
- I. Adopt Resolution 2018-R-42, Endorsing the OXBODYPROJECT, LLC 2018 Feeding Frenzy Half Marathon, 5K & 1 Mile Road Race and Authorizing Action Necessary for the Event to be Held Saturday, November 10, 2018 in Morehead City.
- J. Award of Phase I – Immediate Response Debris Clearing and Phase II – Vegetative and C & D Debris Removal Contracts to Johnson Environmental & Disaster Consulting Services of Wilmington, N.C.

This Debris Clearing contract is on file in the City Clerk's office.
- K. Adopt Budget Ordinance Amendment 2018-FIVE to Increase Transportation by \$3,400 for Jaycee Park Portion of Dredging Project Associated with Tournament Central Dredging and to Decrease Parks by the Same; to Increase Police by \$190,000 for the Replacement of Two AC Chillers and to Increase Appropriated Fund Balance Unassigned by \$95,000 and to Decrease Contingency by \$95,000; to Increase Information Technology by \$2,000 for Language Conversion Upgrade to the Following

Websites: 1) Town of Morehead City, 2) Police Department & 3) Webb Library, and to Decrease Contingency by the Same; to Increase Appropriated Fund Balance Reserves by \$4,000 and to Increase Fire & EMS Special Projects by the Same for the Purchase of a Therapy Dog (fundraising monies-no tax dollars); and to Increase Fire & EMS Revenues by \$260,000 for Funds from Carteret County to Purchase a New Tanker and to Increase Fire & EMS Expenditures by the Same.

All above Resolutions are attached to and made a part of these minutes herein by reference. 2018 Budget Amendment Ordinance FIVE is part of Ordinance Book #8 in the Clerk's office.

PUBLIC HEARINGS

Consider St. Andrews Episcopal Church Alley Closing Request

Senior Planner Sandi Watkins appeared before the Town Council asking that they hold a public hearing, as properly advertised, to receive comments regarding request submitted by Rev. John B. Pollock of St. Andrews Episcopal Church to permanently close off that portion of the north/south alley located east of Lot 10 and west of Lot 11 and 13 of the 2000 Block of Arendell Street (Block 35) to the point where it meets the east/west alley of the same block.

According to the most recent property deed, St. Andrews Episcopal Church owns all of the lots located adjacent to the north/south alley within Block 35 (2003, 2005, 2006, 2008, and 2011 - 2013 Arendell Street and 105 South 21st Street). Closing this alley will not deny convenient access to any other properties, nor will it deny public access to public waters.

Policy #4 of the 1996 Alley Closing Policy states, "Closing a portion of an alley will be considered only in a block in which all properties adjoining the affected alley are zoned or developed for commercial, professional or industrial uses and purposes." The zoning contained in this block is residential; however, according to the applicant, the use of the properties adjoining the portion of the alley proposed to be closed will be church-related uses.

Per Public Services, there are utility lines located within the portion of the alley proposed to be closed which only serve lots under the ownership of St. Andrews Episcopal Church. There are utilities serving other portions of the block present in the southern portion of the alley which is not proposed for closure.

PUBLIC COMMENTS

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the St. Andrews Episcopal Church Alley Closing request to step forward.

Rev. Dr. John Pollock of St. Andrews Episcopal Church – Dr. Pollock stated that St. Andrews is a healthy growing parish. Closing the alley will open up opportunities for how the properties can best be used by the Church.

COUNCIL COMMENTS

There were none.

Councilmember Taylor made a motion to **adopt Ordinance 2018-O-07, approving the permanent closing of that portion of the north/south alley located east of Lot 10 and west of Lot 11 and 13 of the 2000 Block of Arendell Street (Block 35) to the point where it meets the east/west alley of the same block.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

Ordinance 2018-O-07 is part of Ordinance Book #8 in the Clerk's office.

NEW BUSINESS

Consider Waller Todd & Sadler Architects' Conceptual Options for the Charles Wallace Campus Project

Public Services Director Daniel Williams introduced Bill Schwegler, Principal-in-Charge of Production, representing Waller Todd & Sadler Architects and Wylie Cooke, Municipal Facility Design Consultant, representing W.R. Cooke Design, LLC who presented conceptual options for the Charles Wallace Campus Project. Options include one (1) for renovation and three (3) for new build on the same site.

Mr. Cooke stated that the program overview reflected estimated square footage needs of 20,000 square feet (sf). The Charles Wallace Building at 24,000 square feet (sf) will result in significant areas of inefficiency.

A renovation of Charles Wallace Building will require a complete strip and gut of the interior to address deterioration, insulation needs and hazardous materials abatement; replacement of all windows and lentils due to rust jacking, and parapet repair of all exterior masonry. In addition, the mechanical systems would have to be replaced as they are not functioning or no longer meet current codes. The renovation would include the addition of a new council chambers on the back of the building. The front parking would require new pavement and gutters, and addition parking would be required on east side and in the back of the building.

The cost of the renovation is estimated at \$5,718,698 (\$133.80 per sf.), but it is possible that hazmat costs may exceed the amount estimated. The cost includes HVAC, windows and electric only for the unused (8,800 sf) portion of the building. Additional work would have to be done in the future to build it out when needed. Unknowns can be significant in an old building.

The New Site Plan - Option 1 calls for a smaller, similar structure to be built on the same site but with the front of the building a little closer to Bridges Street to provide more parking in the back. This option also includes an extension on the back for the council chambers.

The New Site Plan - Option 2 places the council chamber extension on the west side of the building with all parking in the back. Both, Option 1 and Option 2 are estimated to cost \$4,862,024 (\$232.60 per sf) including \$810,337 in soft costs.

The New Site Plan - Option 3 consists of a larger singular rectangular building facing and situated closer to Bridges Street with parking on the east side and in the back. The estimated cost for Option 3 is \$4,652,189 (\$243.10 per sf) including \$775,365 in soft costs.

All three new options are 20,000 sf structures with no inefficiency in space.

Consideration of EMS Debt Setoff

Fire Chief Jamie Fulk appeared before the Town Council seeking approval to collect EMS debt under the Town's NC Local Government Debt Setoff Clearinghouse Program. Rob Shepherd, Assistant Director of Business & Member Development Services for the North Carolina League of Municipalities, has confirmed that this can be done with the submission of the Business Associate Agreement. The same notification and due process requirements apply as currently followed for water, sewer, and tax collections.

Currently, the Town invoices customers three (3) times and if not paid the charges are written off. Approval of the Business Associate Agreement will allow the Town to collect these charges through North Carolina state tax refunds or lottery winnings in excess of \$600 resulting in an additional estimated revenue of five percent (5% or \$40,000), and will encourage citizens to restrict EMS calls to true emergencies. The cost for this service is \$15 per transaction.

Councilmember Taylor made a motion to authorize City Manager to sign the Business Associate Agreement with the North Carolina Local Government Debt Setoff Clearinghouse, approving the addition of EMS debt to the Program. Councilmember Warrender seconded and the motion carried unanimously. (5-0)

Consider Adoption of Resolution 2018-R-43 Authorizing Purchase of Midwest Fire Tank Apparatus

Fire Chief Jamie Fulk requested that Council adopt Resolution 2018-R-43, approving the purchase one (1) new Midwest Fire Tanker through Houston-Galveston Area Council (H-GAC) in the amount of \$260,000 to replace a 1995 Tanker. A purchase through H-GAC, qualifies as a group purchasing program under North Carolina General Statute 143-129[e][3], and as such provides an exception to the competitive bidding process requirements removing the requirement for formal advertising.

This tanker will be used in serving the Mitchell Village, Crab Point Rural Fire District; therefore, the funds for the tanker are being provided from the Fire District of Mitchell Village and Crab Point Fire Department Reserves held by the County. Carteret County Board of Commissioners, at their April 16, 2018 meeting, approved payment of \$260,000 (100% of purchase price) to the Town of Morehead City for the purchase of the new tanker.

The Public Safety Committee reviewed the proposal on March 21, 2018, and concurred with presentation to Council for approval.

Councilmember Taylor made a motion **to adopted Resolution 2018-R-43 authorizing the waiver of competitive bidding for the purchase of one (1) new Midwest Fire Tanker Apparatus through H-GAC in the amount of \$260,000.** Councilmember McCann seconded and the motion carried unanimously. (5-0)

CITY MANAGER'S REPORT:

City Manager Ryan Eggeston had no report, but thanked the Council for the opportunity to serve the Town.

CITIZEN REQUESTS/COMMENTS (2 Minute Time Limit)

There were none.

COUNCIL REQUESTS/COMMENTS

Councilmember McCann thanked City Manager Ryan Eggleston for joining the Morehead City staff, and the Police and Fire Departments for allowing her to participate in Boots and Badges fundraiser, which raised a little more than \$8,000.

Councilmember Ballou expressed his pleasure with having Mr. Eggleston onboard, and thanked Staff for preparing the budget and Public Services Director Daniel Williams for keeping the Charles Wallace Campus project moving forward.

Councilmember Walker welcomed Mr. Eggleston and thanked Staff for the great job.

Councilmember Taylor thanked everyone who participated in the legislative process by voting, and thanked Staff for preparing the budget.

Councilmember Warrender welcomed Mr. Eggeston and stated that she looks forward to moving Town business forward.

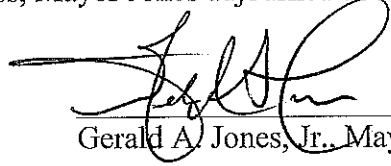
Mayor Jones had no report or comments.

APPROVE CLOSED SESSION MINUTES

City Clerk Cathy Campbell presented the minutes of the April 10, 2018 Closed Session for review and approval. After a review of the minutes, Councilmember Taylor **moved to Approve and Seal the minutes of the April 10, 2018 Closed Session meetings as presented.** Councilmember Ballou seconded and the motion carried unanimously (5-0).

ADJOURNMENT

There being no other business to discuss, Mayor Jones adjourned the meeting 6:43 p.m.


Gerald A. Jones, Jr., Mayor

Attest: 
Cathy Campbell, City Clerk

